



# City of Tarpon Springs, Florida

Board of Adjustment  
324 East Pine Street  
Tarpon Spring, Florida 34689  
(727) 938-3711

<http://www.ctsfl.us/agenda.htm>

**BOARD OF ADJUSTMENT AGENDA  
WEDNESDAY, JUNE 24, 2026  
6:30 PM - CITY HALL AUDITORIUM**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS**

**4. APPLICATION(S)**

- a. #26-31 - O'Neil - Variance to allow a reduced rear yard setback for construction of an above grade deck - 1045 S. Pointe Alexis Dr

**5. APPROVAL OF MINUTES**

- a. April 22, 2026 - Minutes for Approval
- b. May 27, 2026 - Minutes for Approval

**6. BOARD AND STAFF COMMENTS**

**7. ADJOURNMENT**

If a person decides to appeal any decision made by the Board of Adjustment with respect to any matter considered at this meeting or hearing, they will need a record of the proceedings and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. You are invited to attend the meeting to express your views or to present facts in regard to the case. Written comments may be addressed to the Planning & Zoning Department, P.O. Box 5004, Tarpon Springs, Florida, 34688-5004, and will become part of the records. All documents submitted with the applications are on file and available for inspection in the Planning & Zoning Department, City Hall. Further information may be obtained from the Planning & Zoning Department, (727) 942-5611 or by email to [pmcneese@ctsfl.us](mailto:pmcneese@ctsfl.us). Said hearing may be continued from time-to-time pending adjournment. Any person with a disability requiring reasonable accommodation in order to participate in this meeting should call (727) 942-5611 or email a written request to [akeen@ctsfl.us](mailto:akeen@ctsfl.us).



**CITY OF TARPON SPRINGS**  
**BOARD OF ADJUSTMENT**  
**[JUNE 24, 2026]**

**STAFF REPORT**

**Application No. / Project Title:** #26-31 (O’Neil)  
**Staff:** Allie Keen, AICP, Interim Planning Director  
**Applicant / Owner:** Christopher O’Neil / Robert Heister Teresa Heister-VerHaeghe Irrevocable Life Insurance Trust, Margaret Heister Co-Trustee, Karen Heister-O’Neil Co-Trustee  
**Property Size:** +/- 8,542 sqft.  
**Current Zoning:** R-100 (Single Family Residential)  
**Current Land Use:** RL (Residential Low)  
**Location / Parcel ID:** 1045 S. Pointe Alexis Dr. / 03-27-15-72384-000-2130

**BACKGROUND SUMMARY:**

The applicant is requesting to reduce the required rear yard setback to 16.85, 3.15 feet less than required, for the purpose of constructing an above grade deck on the backside of the home.

**PRELIMINARY STAFF RECOMMENDATION:**

Based on the information available at the time this report was prepared, staff would recommend **approval**.

**LAND DEVELOPMENT CODE CONSIDERATIONS:**

**District Intent:** The single-family residential districts are established to provide for detached dwellings in a variety of districts with a full range of dimensional and density standards compatible with the established development of the area.

**Development Standards:**

1. The minimum rear yard setback in the Pointe Alexis South subdivision is 30 feet for this property.
2. Per LDC Section 38.00(F), above grade decks may extend 10 feet into any required yard, but not closer to any rear lot line than a distance of 15 feet.

**CURRENT PROPERTY INFORMATION:**

<b>Use of Property:</b>	Single family residential.
<b>Site Features:</b>	Two-story single family home, driveway, screened porch, patio, trees, and landscaping.
<b>Vehicle Access:</b>	This property gains access from S. Pointe Alexis Dr.



**SURROUNDING ZONING & LAND USE:**

	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	R-100 (Single Family Residential)	RL (Residential Low)
<b>South:</b>	R-100 (Single Family Residential)	RL (Residential Low)
<b>East:</b>	R-100 (Single Family Residential)	RL (Residential Low)
<b>West:</b>	R-100 (Single Family Residential)	RL (Residential Low)

**PLANNING CONSIDERATIONS:**

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The applicant is proposing to construct a 14 foot by 28 foot (392 square feet) above grade deck on the backside of the home. The proposed deck will be located in the area where there is an existing at-grade concrete patio.
2. The property is located within the Pointe Alexis South subdivision which has established special setbacks for the development. For this property, the minimum rear yard setback is 30 feet. Per LDC Section 38.00(F), above grade decks may extend 10 feet into any required yard, but no closer than 15 feet to a rear lot line. Therefore, the minimum rear setback for the proposed deck is 20 feet. According to the provided site plan, a majority of the deck will meet the minimum 20 foot setback, however a small portion will have a rear setback of 16.85 feet. Approximately 3% of the footprint will encroach the setback.
3. The subject property was originally platted in 1986 as a part of the Pointe Alexis South subdivision. The property is a corner lot with curved front and side (northwest) lot lines. The rear lot line is slightly angled, which results in a smaller rear yard. The deck will be constructed to meet the existing southeast side setback of the home.
4. The Pointe Alexis South subdivision requires a minimum of 15 feet between buildings. The proposed deck will be separated from the adjacent home by approximately 24 feet. Due to the lot layouts of both properties, the deck will have a larger separation than the existing home, which is 16 feet at its closest point.

**REVIEW STANDARDS / PROVISIONAL FINDINGS OF FACT:**

Section 215.02(B) of the Land Development Code provides that the Board of Adjustment shall grant no variance unless certain standards are met and proven by competent substantial evidence. These standards, along with planning staff's provisional findings of fact are provided below:

1. **The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district.**

*Provisional Findings:* The need for the variance is due to the unusual property configuration, which was platted in 1986, prior to current zoning regulations, and layout of the existing home. The angled rear lot line creates a smaller rear yard and results in a minimal portion of the deck encroaching the setback. Although this portion of the deck will not meet the minimum 20 foot setback, it will still be further than 15 feet from the rear lot line (the minimum distance for an allowable yard encroachment). *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*



- 2. The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant.**

*Provisional Findings:* The special circumstances of the property have not been self-created nor resulted from any action by the applicant with prior knowledge or approval. The lot was platted in 1986, and the home was built in 2013, prior to the applicant obtaining ownership of the property. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

- 3. Literal enforcement of the requirements of the City of Tarpon Springs' Comprehensive Land Development Code would have the effect of denying the applicant of reasonable use of the property, or legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property.**

*Provisional Findings:* Literal enforcement of the minimum setback would require the deck to be redesigned to an irregularly shaped deck or reduce the overall footprint of the deck. The requested variance is the minimum necessary to provide an elevated deck that is comparable to others within the immediate area. Although a portion of the deck will slightly encroach the rear yard setback, it will still exceed the minimum separation distance between buildings. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

- 4. Granting the variance will not confer any special privilege that is not allowed for other lands, buildings or structures in the same zoning district; no variance will be granted that extends to the applicant a use of property that is not commonly enjoyed by other persons in similar circumstances.**

*Provisional Findings:* Approval of this request will not confer any special uses or privileges to the applicant that are not commonly enjoyed by the other property owners in this area. Rear yard decks and outdoor entertainment areas are common features for single family properties within the immediate area and elsewhere in the City. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

- 5. Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance.**

*Provisional Findings:* Rear yard decks are common features of single-family residences in the R-100 district and the Pointe Alexis South neighborhood. The proposed deck will be in line with the existing side setback of the home and will exceed the minimum separation distance between buildings. The reduced rear yard setback for a small portion of the deck will not substantially diminish property values nor alter the character of the neighborhood. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

#### **PUBLIC CORRESPONDENCE:**

Notices were sent to property owners within 500 feet of the subject property; a legal notice was published in the Tampa Bay Times; and the property was posted. *Staff has not received any responses to these notices.*

#### **ATTACHMENTS:**

1. Staff Presentation
2. Variance Addendum
3. Site Plan
4. Survey



**CITY OF TARPON SPRINGS**  
**PLANNING & ZONING DEPARTMENT**

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5. Proposed Deck Diagram
6. Deck Elevations
7. Building Separation Diagram
8. Site Photos

# O'NEIL #26-31

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Board of Adjustment – June 24, 2026



# LOCATION & CONTEXT



# REQUEST

- **#26-31 – Rear Yard Setback**
  - Required= 20 feet
  - Proposed = 16.85 feet
- **Applicant:** Christopher O’Neil
- **Owner:** Robert Heister Teresa Heister-VerHaeghe Irrevocable Life Insurance Trust, Margaret Heister Co-Trustee, Karen Hester-O’Neil Co-Trustee
- *Variance request to reduce the required rear yard setback for the purpose of constructing an above grade deck.*



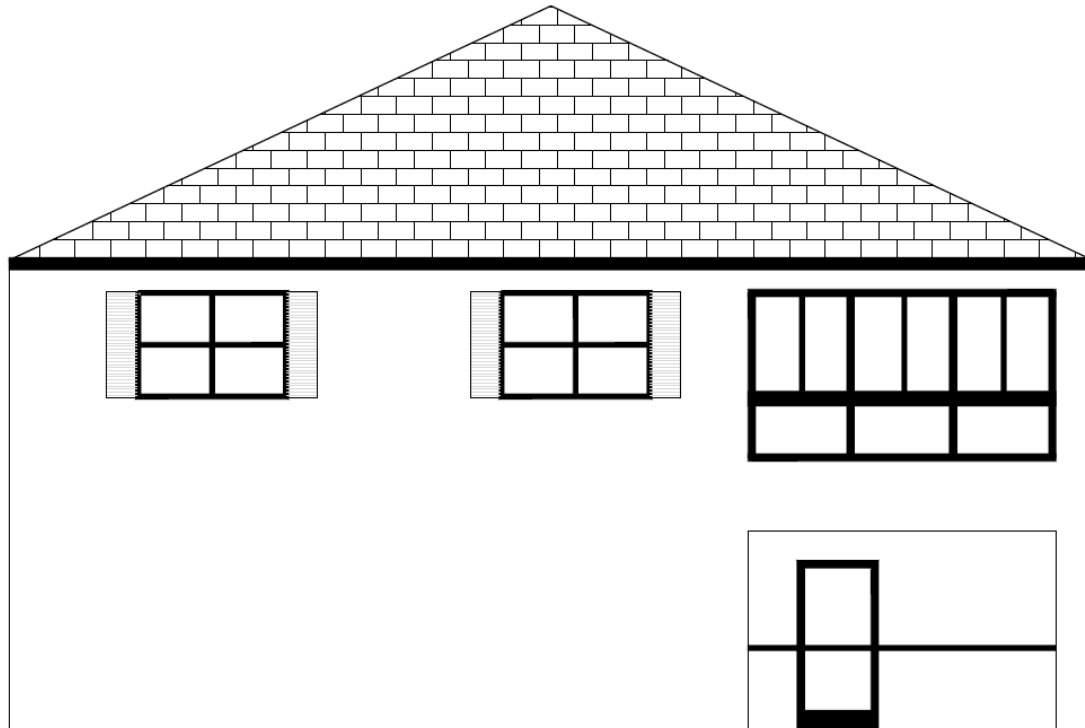


# PLANNING CONSIDERATIONS

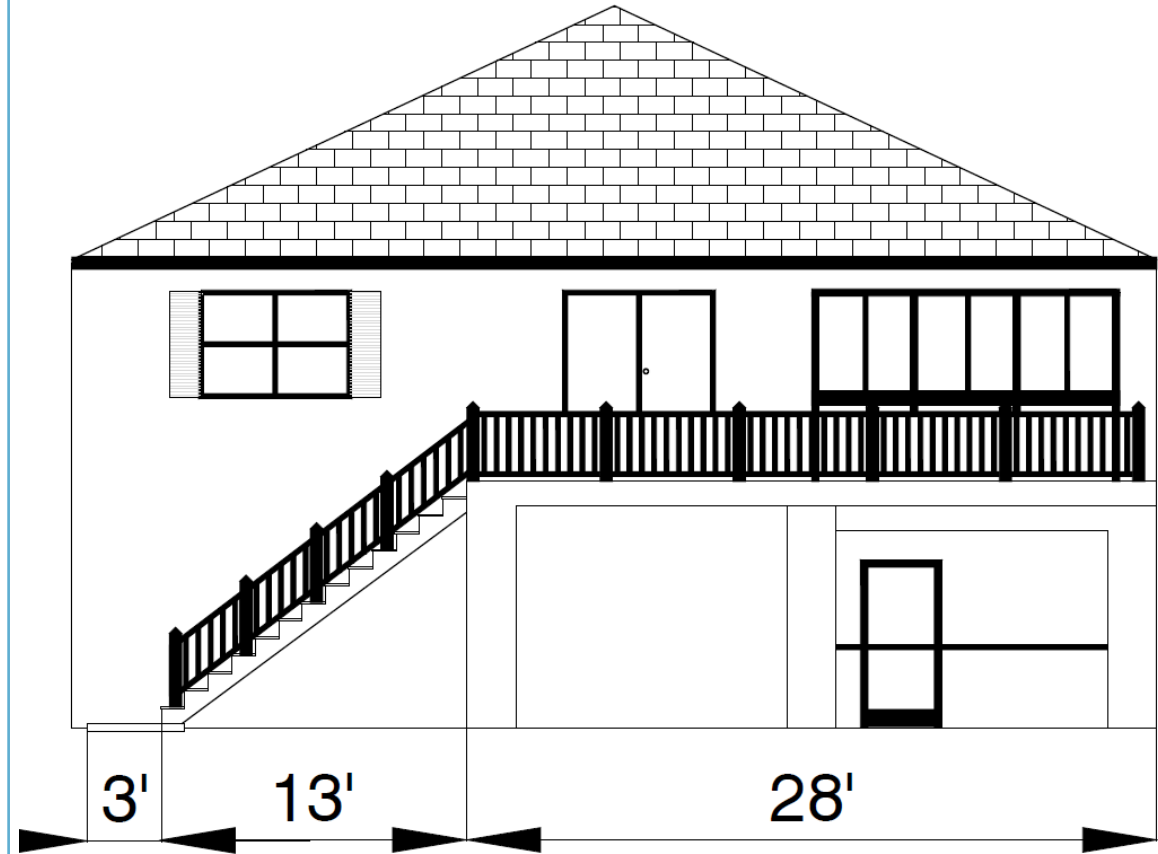
- **Pointe Alexis South Min. Setbacks**
  - Front = 25 feet
  - Rear = 30 feet
  - Side = 15 feet between buildings
  - Proposed Deck = **24' Separation**
- **Lot Conditions**
  - Platted in 1986, Home Built in 2013
  - Corner Lot
  - Curved Front and Side (northwest) Property Lines
  - Angled Rear Lot Line



# ELEVATIONS



*Existing Rear Elevation*



*Proposed Rear Elevation*

# REVIEW STANDARDS - VARIANCE

- 1) The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district.
- 2) The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant.
- 3) Literal enforcement of the requirements of the City of Tarpon Springs' Comprehensive Land Development Code would have the effect of denying the applicant or reasonable use of the property, or legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property.
- 4) Granting the variance will not confer any special privilege that is not allowed for other lands, buildings or structures in the same zoning district; no variance will be granted that extends to the applicant a use of a property that is not commonly enjoyed by other persons in similar circumstances.
- 5) Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance.

# Variance Application Form



**CITY OF TARPON SPRINGS**  
**PLANNING & ZONING DEPARTMENT**  
 324 E. Pine Street, Tarpon Springs, FL 34689  
 (727) 942-5611 / planning@ctsfl.us

## INSTRUCTIONS

Please complete this form fully and **DOWNLOAD (print button)** to submit in addition to the General Planning and Zoning Application. Applications must be submitted **DIGITALLY** through the Planning and Zoning goPost portal.

### Project Name\*

ONeil Deck

### Project Location\*

1045 S. Pointe Alexis Dr. Tarpon Springs, FL 34689/Corner of S. Pointe Alexis Dr. and Marsh View Lane

### Variance Requested\*

LDC Section S215.02(B)

Provide the Land Development Code (LDC) Section(s) reference that the variance is being requested from.

### Summary of Request\*

Construct 392 SF 2ND floor deck that encroaches 3.15' into rear yard. Total area of encroachment = approx. 12 sq' (3% of proposed deck area).

Please describe the project and how it varies from the LDC. *(e.g., A side setback variance reduction from the required 10 feet to 7 feet for the purpose of constructing an addition onto an existing home)*

### Board of Adjustment (BOA) Review Standards

Per LDC Section 215.02(B), the Board of Adjustment may only grant a variance when the following standards are determined to be met and proven by competent substantial evidence.

**Please review each standard (numbered 1 through 5) on the following pages and provide a justification on how your request meets each standard.**

**Standard:**

The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district. *(What are the physical hardships on the property that prevent you from meeting the requirements of the code?)*

- a. Preservation of a protected or native tree(s), but not an invasive(s), as defined in Sections 133 and 134 of the LDC, may be considered as a relevant environmental condition. *(If there are protected trees or native trees on the property, they could be considered a physical hardship if their preservation results in the need for the variance.)*
- b. Location of the property in the Historic District may be considered as a unique physical condition. However, any variance applied for within the Historic District shall be found to be compatible with the character of the properties within the Historic District before any variance may be granted. *(If the need for the variance is in response to the property being in the Historic District, it could be considered a physical hardship.)*

**Justification:\***

Unusual angle of the corner lot rear property lines causes a tight spot in the southeast corner of the proposed deck. 3% of the proposed deck is encroaching into the rear yard. 97% of proposed deck meets zoning / code requirements.

**Standard:**

The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant. *(Is the variance in response to an action or situation in which you created? e.g. You installed a pool at the minimum setbacks, which prevents you from constructing a screen enclosure.)*

**Justification:\***

Condition has not been self created.

**Standard:**

Literal enforcement of the requirements of the Code will have the effect of denying the applicant reasonable use of the property, or legally conforming buildings or structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property. *(Does the variance result in reasonable use of the property and its structures?)*

**Justification:\***

Without a variance, the deck would be scaled back to 10' x 28' a 29% decrease in overall proposed area.

**Standard:**

Granting the variance will not confer any special privilege that is not allowed for other lands, buildings, or structures in the same zoning district; no variance will be granted that extends to the applicant a use of property that is not commonly enjoyed by other persons in similar circumstances. *(Would approval of the variance request result in special privilege that is not commonly enjoyed by other properties within the same district?)*

**Justification:\***

No surrounding properties without unusual lot line angles have the same rights to build similar sized decks.

**Standard:**

Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by the approval of the variance, alter the essential character of the neighborhood, or create a nuisance. *(Would approval of this request have an adverse effect on surrounding properties?)*

**Justification:\***

No. Property values would not decrease.

**Electronic Signature Agreement\***

By checking the "**I Agree**" box below, you agree and acknowledge that **1)** this form will not be signed in the sense of a traditional paper document, **2)** by signing in this alternate manner, you authorize your signature on this form to be valid and binding to the same force and effect as a handwritten signature, and **3)** the information included in and with this form is completely true and correct to the best of your knowledge.

I Agree

**Electronic Signature\***

**Date\***

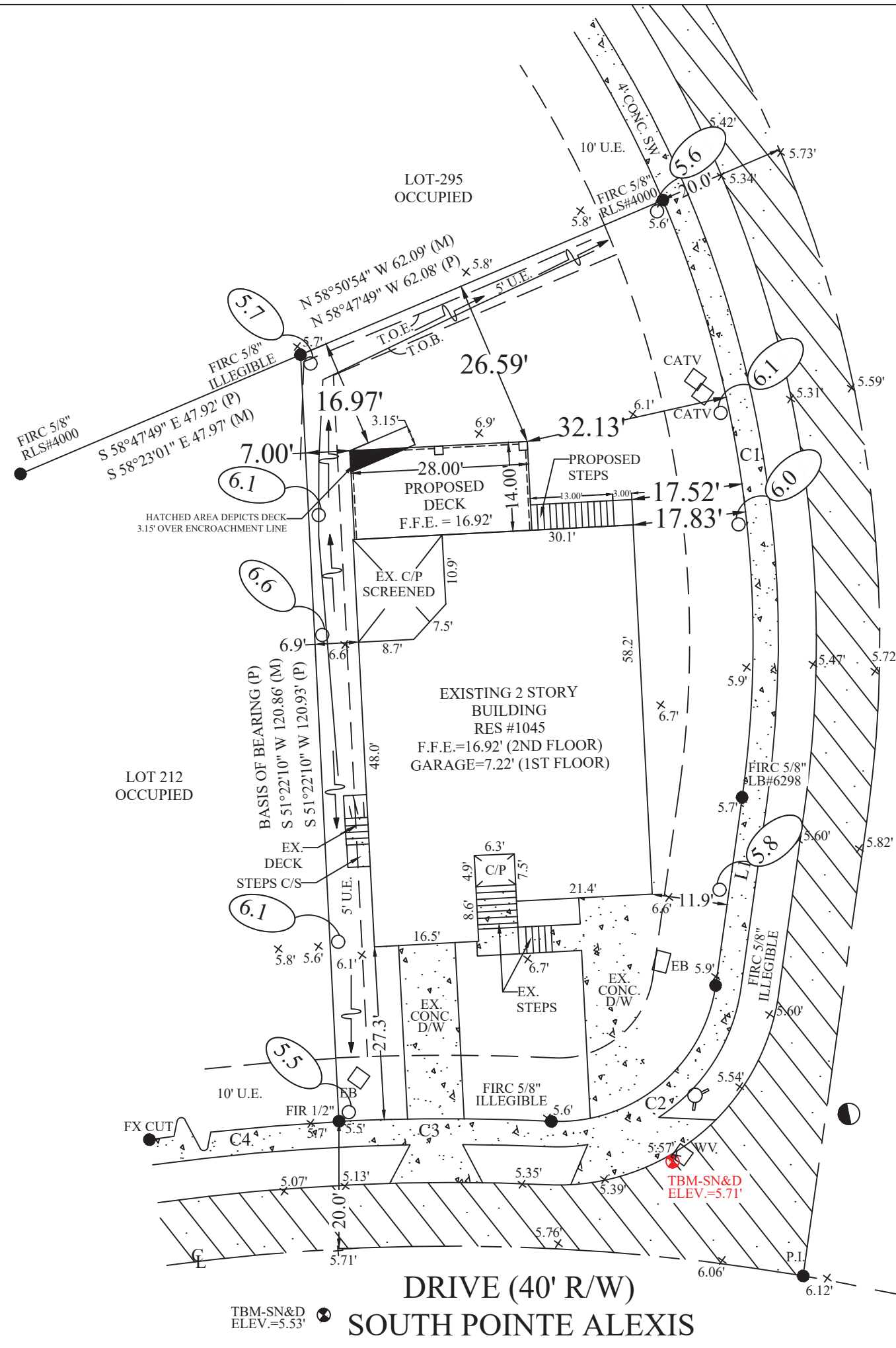
Karen Heister-O'Neil

3/30/2026

**Steps to Download Form**

1. Click the '**Print Only**' button below.
2. Your form will open in a new tab.
3. **Right click** on your mouse and **select 'Print'**.
4. Choose to print to '**PDF**'.
5. Save the form in your desired location.

Need help? Give the Planning Department a call at [727-942-5611](tel:727-942-5611).



MARSH VIEW LANE (40' R/W)

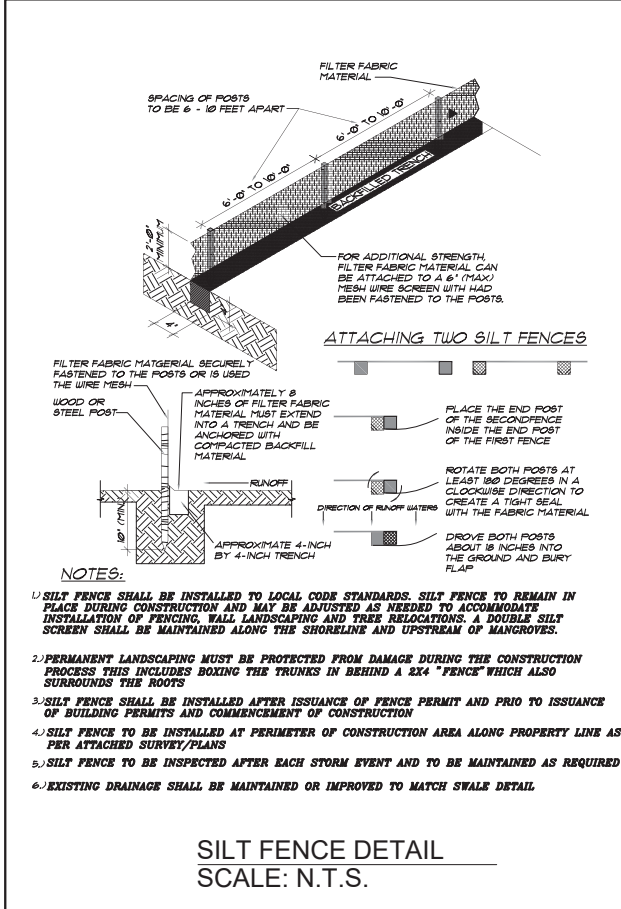
**ELEVATION NOTE**  
 ELEVATIONS SHOWN REFER TO THE  
 NORTH AMERICAN VERTICAL DATUM OF  
 1988, (NAVD88 DATUM).

**LINE TABLE**

L-1	N 62°12'11" E 29.91' (P)
	N 62°17'35" E 29.92' (M)

**CURVE TABLE**

<b>C-1</b> R=177.15'(P&M) L=95.85'(P) 96.03'(M) Δ=31°00'00"(P) 31°03'28"(M) S 46°42'11" W, 94.68'(P) S 46°41'45" W, 94.85'(M)	<b>C-2</b> R=25.00'(P&M) L=36.93'(P) 36.90'(M) Δ=84°38'41"(P) 84°33'26"(M) N 75°28'28" W, 33.67'(P) N 75°19'30" W, 33.64'(M)
<b>C-3</b> R=350.00'(P&M) L=33.47'(P) 33.41'(M) Δ=5°28'42"(P) 5°28'07"(M) S 35°53'29" E, 33.45'(P) S 35°42'14" E, 33.39'(M)	<b>C-4</b> R=350.00'(P&M) L=51.34'(P) 51.40'(M) Δ=8°24'17"(P) 8°24'52"(M) S 42°49'58" E, 51.30'(P) S 42°57'24" E, 51.35'(M)



**SITE PLAN NOTES**

- CONTRACTOR TO VERIFY HOUSE PLANS WITH SITE PLAN. CONTRACTOR TO VERIFY EXISTING CONDITIONS, DIMENSIONS, SETBACKS, AND ELEVATIONS PRIOR TO PERMITTING & CONSTRUCTION AND NOTIFY FL ENGINEERING IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTOR TO INSTALL REQUIRED EROSION CONTROL BARRIERS, TREE PROTECTION, ETC. PRIOR TO CONSTRUCTION PER CODE OF THE APPLICABLE JURISDICTION.
- SLOPE REQUIREMENTS: 40:1 MINIMUM OVER ENTIRE PROPERTY, 4:1 FROM STRUCTURE TO PROPERTY LINE UNLESS OTHERWISE NOTED. LOTS SHALL BE GRADED TO DIRECT SURFACE WATER AWAY FROM FOUNDATION, MINIMUM 6" OF FALL WITHIN THE FIRST 10 FEET.
- FOUNDATION TYPE SHOWN REQUIRED PER SITE PLAN. REFER TO HOUSE FOUNDATION PLAN FOR FOUNDATION DETAILS.
- FBC R403.1.4 EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES BELOW THE FINISHED GRADE OF GROUND SURFACE
- DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR THE LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE CODE.
- GUTTERS SHALL BE REQUIRED WHEN THE SIDE LOT LINE DRAINAGE EASEMENT WIDTH IS LESS THAN FIVE (5) FEET. WHEN A STRUCTURE IS LESS THAN TEN FEET TO A LOT LINE, THE EAVE WILL BE REQUIRED TO INCLUDE A GUTTER AND DOWNSPOUT. DOWNSPOUT TO DIRECT FLOW WITH THE DRAINAGE PLAN AND NOT TOWARD ADJACENT LOT(S).
- FLOOD ZONE AND BASE FLOOD ELEVATION PROVIDED BY OTHERS.
- FINISHED FLOOR ELEVATION DOES NOT ACCOUNT FOR RECESSED SHOWERS.
- UPON SUBMITTAL OF DRAWINGS &/OR LETTER TO LOCAL GOVERNMENT AGENCY, THE OWNER &/OR CONTRACTOR AGREES THEY HAVE REVIEWED THE WORK PREPARED BY FLORIDA ENGINEERING, LLC. AND ARE IN AGREEMENT WITH THE WORK. ANY CHANGES AFTER SUBMITTAL OF PLANS, REGARDLESS OF REASON, MAY RESULT IN ADDITIONAL CHARGES WHICH WILL BE DETERMINED BY FLORIDA ENGINEERING, LLC

<b>IMPERVIOUS AREA CALCS.</b>	<b>SYMBOL LEGEND</b>
HOUSE SQ FT: 3139 SQ FT DRIVEWAY: 563 SQ FT WALKWAY: 0 SQ FT POOL AREA: 0 SQ FT PADS: 41 SQ FT TOTAL: 3743 SQ FT LOT SQ FT: 8578 SQ FT IMPERV. AREA: 44%	D.U.E. - DRAINAGE & UTILITY EASEMENT ### - ELEVATION PROPOSED X### - DENOTES EXISTING ELEVATION → - FLOW DIRECTION

LOT(S): 213  
 BLOCK: N/A  
 SUBDIVISION: POINTE ALEXIS SOUTH  
 PROPERTY ID / STRAP #: 03-27-156-72384-000-2130  
 FLOOD ZONE: X

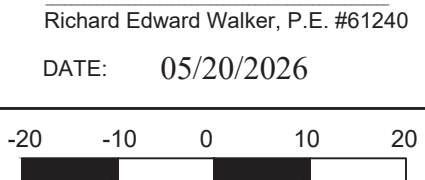
CONTRACTOR:  
CHRIS O'NEIL

PROJECT ADDRESS:  
ROBERT & TERESA HEISTER  
1045 S POINTE ALEXIS DR.  
TARPON SPRINGS, FL, 34689

DRAWN BY: CK  
DESIGN DATE: 05/20/2026

PAGE: 1

FLORIDA ENGINEERING LLC  
 4161 TAMiami TRAIL, SUITE 101  
 PORT CHARLOTTE, FLORIDA 33980  
 (941) 391-5980  
 www.flengineeringllc.com





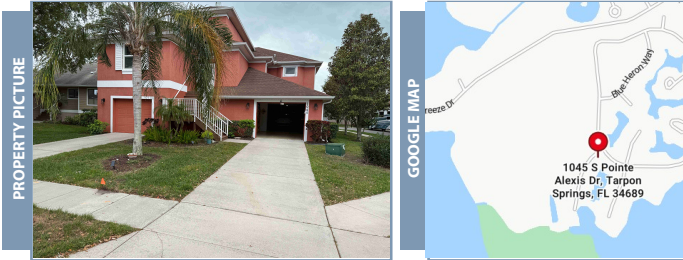
FIELD WORK DATE: 3/30/2026 REVISION DATES: (REV.1 4/6/2026)

JOB#6382 BOUNDARY SURVEY PINELLAS COUNTY

ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. ELEVATIONS WERE DERIVED USING REAL TIME KINEMATICS GPS. THE FLORIDA PERMANENT REFERENCE NETWORK WAS USED FOR GROUND CORRECTIONS. (GEOID 18) TEMPORARY BENCHMARK (TBM) ELEVATIONS MUST BE VERIFIED PRIOR TO USE FOR CONSTRUCTION.

PER PLAT: THERE IS EXPRESSLY PROVIDED TO FLORIDA POWER CORPORATION AND GENERAL TELEPHONE COMPANY OF FLORIDA, A BLANKET 10 FOOT WIDE EASEMENT DEFINED AS LYING AND EXTENDING 5 FEET ON EACH SIDE OF AND ALONG THE CENTERLINE OF SAID FLORIDA POWER CORP. AND GENERAL TELEPHONES FACILITIES AS MAY BE INSTALLED FROM TIME TO TIME AT MUTUALLY AGREED UPON LOCATIONS WITHIN THE HEREIN DESCRIBED PREMISES.

PROPERTY ADDRESS SURVEY NUMBER 6382 1045 SOUTH POINTE ALEXIS DRIVE, TARPON SPRINGS, FLORIDA 34689



CLIENT ORDER NUMBER: DATE: 04/06/26 BUYER: HEISTER, ROBERT TRE HEISTER-VERHAEGHE, TERESA TRE SELLER: CERTIFIED TO: HEISTER, ROBERT TRE HEISTER-VERHAEGHE, TERESA TRE .

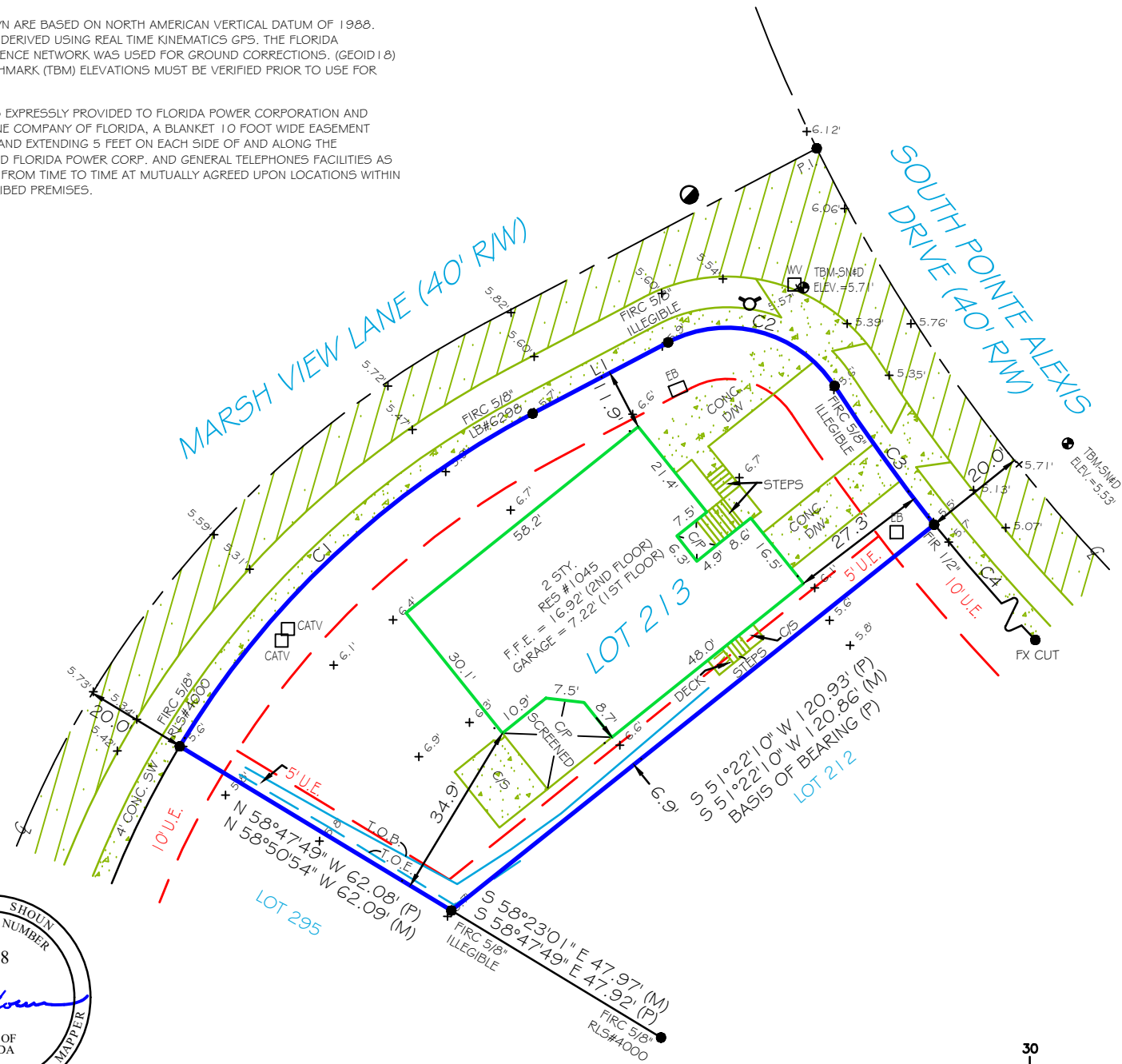
LEGAL DESCRIPTION LOT 213, POINTE ALEXIS SOUTH PHASE II ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 71 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

POINTS OF INTEREST NONE VISIBLE

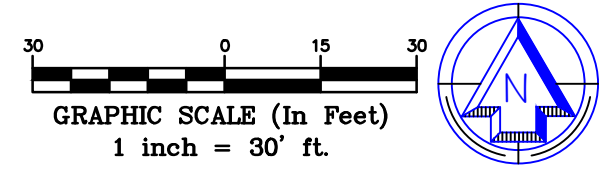
FLOOD INFORMATION BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 10). THIS PROPERTY WAS FOUND IN PINELLAS COUNTY, COMMUNITY NUMBER 120259, DATED 8/24/21.

JOB SPECIFIC SURVEYOR NOTES

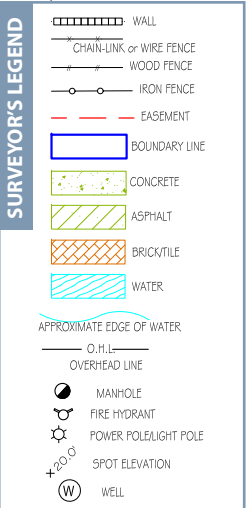
GENERAL SURVEYOR NOTES 1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership. 2. This survey only shows improvements found above ground. Underground footings, utilities, and encroachments are not located on this survey map. 3. If there is a septic tank or drainfield shown on this survey, the location is approximate as the location was shown to us by a third party. 4. This survey is exclusively for the use of the parties to whom it is certified. 5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties. 6. Dimensions are in feet and decimals thereof. 7. Due to varying construction standards, house dimensions are approximate and should not be used for design or construction. 8. Any FEMA Flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov. 9. All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB#816 10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is



RICHARD S. SHOUN LICENSE NUMBER 6138 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER RICHARD S. SHOUN State of Florida Professional Surveyor and Mapper License No. 6138



C-1 R=177.15'(P#M) L=95.85'(P) 96.03'(M) Δ=31°00'00"(P) 31°03'28"(M) S 46°42'11" W, 94.68'(P) S 46°41'45" W, 94.85'(M) C-2 R=25.00'(P#M) L=36.93'(P) 36.90'(M) Δ=84°38'41"(P) 84°33'26"(M) N 75°28'28" W, 33.67'(P) N 75°19'30" W, 33.64'(M) C-3 R=350.00'(P#M) L=33.47'(P) 33.41'(M) Δ=5°28'42"(P) 5°28'07"(M) S 35°53'29" E, 33.45'(P) S 35°42'14" E, 33.39'(M) C-4 R=350.00'(P#M) L=51.34'(P) 51.40'(M) Δ=8°24'17"(P) 8°24'52"(M) S 42°49'58" E, 51.30'(P) S 42°57'24" E, 51.35'(M) L I N 62°12'11" E 29.91'(P) N 62°17'35" E 29.92'(M)



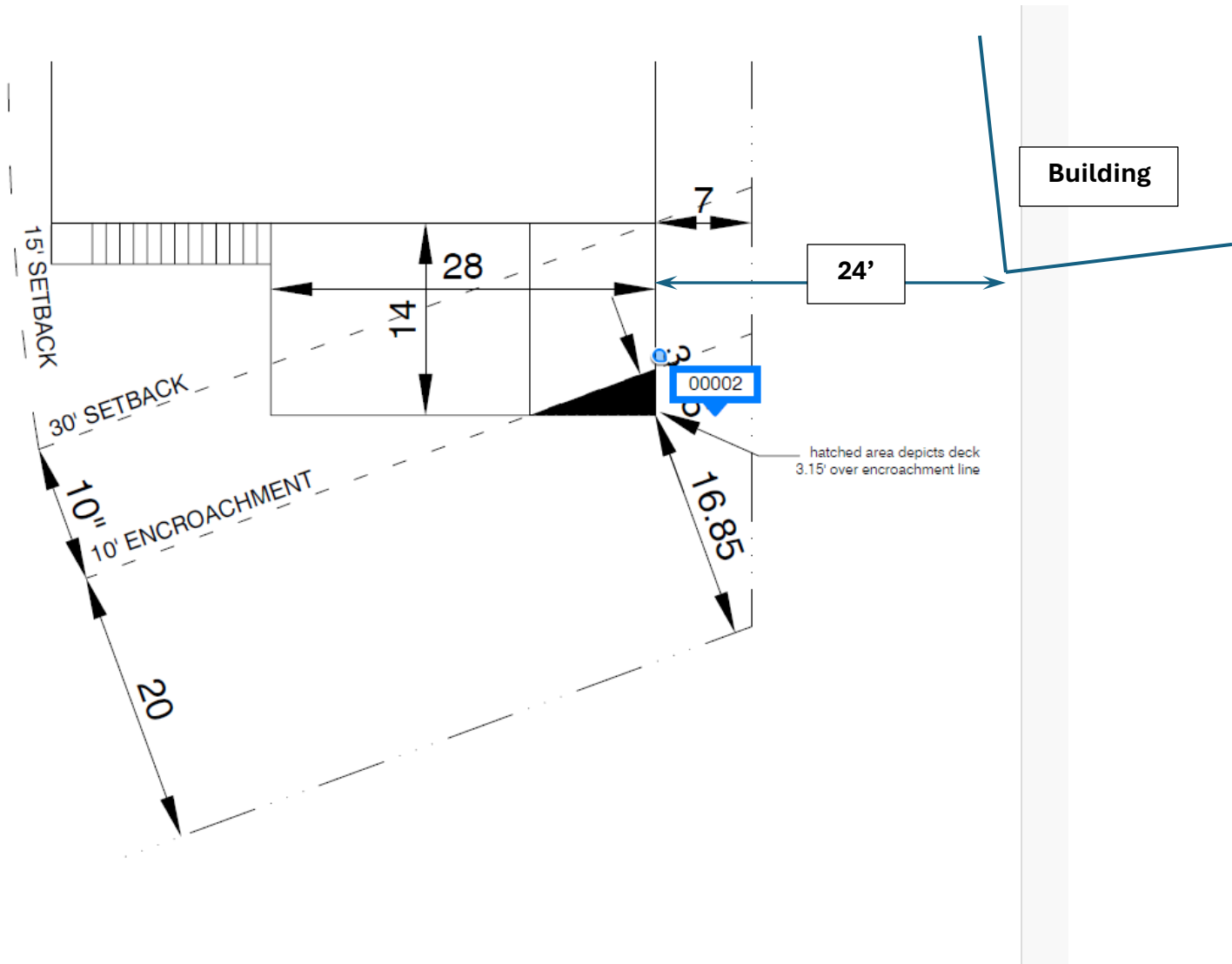
AC = AIR CONDITIONER, BLK = BLOCK, BM = BENCH MARK, B.O.B. = BASIS OF BEARINGS, (C) = CALCULATED, CATV = CABLE TV, CO = CLEAN OUT, CL = CENTERLINE, C5 = CONCRETE SLAB, CP = COVERED PORCH/PATIO, CIF = CHAINLINK FENCE, CONC. = CONCRETE, COV. = COVERED, D.F. = DRAIN FIELD, D.H. = DRILL HOLE, EB = ELECTRIC BOX, ELEV. = ELEVATION, E/P = EDGE OF PAVEMENT, ENCL. = ENCLOSURE, F.F. ELEV. = FINISHED FLOOR ELEVATION, FIR = FOUND IRON ROD, FIP = FOUND IRON PIPE (SIZE NOTED), FIPP = FOUND IRON FINCH PIPE (SIZE NOTED), FIPC = FOUND IRON PIPE (SIZE NOTED), FIPV = FOUND IRON PIPE (SIZE NOTED), FIPW = FOUND IRON PIPE (SIZE NOTED), FIPX = FOUND IRON PIPE (SIZE NOTED), FIPY = FOUND IRON PIPE (SIZE NOTED), FIPZ = FOUND IRON PIPE (SIZE NOTED), FIPAA = FOUND IRON PIPE (SIZE NOTED), FIPAB = FOUND IRON PIPE (SIZE NOTED), FIPAC = FOUND IRON PIPE (SIZE NOTED), FIPAD = FOUND IRON PIPE (SIZE NOTED), FIPAE = FOUND IRON PIPE (SIZE NOTED), FIPAF = FOUND IRON PIPE (SIZE NOTED), FIPAG = FOUND IRON PIPE (SIZE NOTED), FIPAH = FOUND IRON PIPE (SIZE NOTED), FIPAI = FOUND IRON PIPE (SIZE NOTED), FIPAJ = FOUND IRON PIPE (SIZE NOTED), FIPAK = FOUND IRON PIPE (SIZE NOTED), FIPAL = FOUND IRON PIPE (SIZE NOTED), FIPAM = FOUND IRON PIPE (SIZE NOTED), FIPAN = FOUND IRON PIPE (SIZE NOTED), FIPAO = FOUND IRON PIPE (SIZE NOTED), FIPAP = FOUND IRON PIPE (SIZE NOTED), FIPAQ = FOUND IRON PIPE (SIZE 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Use of this survey other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give ANY rights or benefits to anyone other than those certified.

signed and sealed logs of all survey signature I are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor. 11. Unless otherwise noted, an examination of the abstract of title/ title commitment was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property. There may be additional right of ways, easements, taking, or encumbrances affecting the subject parcel contained within the public records that are not shown hereon. 12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature. 13. Points of Interest (POI's) are selected above-ground improvements which may be of interest to the viewer. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer. 14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements. 15. FENCE LOCATIONS SHOWN ARE APPROXIMATE. 16. THE MEAN / ORDINARY HIGH WATER LINE AND/OR RIPARIAN RIGHTS WERE NOT DETERMINED UNLESS OTHERWISE NOTED.

Bay Area Surveying and Mapping, Inc LB# 8167 10651 Jacamar Drive New Port Richey, FL 34654 office: 727.271.0119 bayareasurveying@gmail.com

A.E. = ANCHOR EASEMENT D.E. = DRAINAGE EASEMENT D.U.E. = DRAINAGE AND UTILITY ESMT. ESMT = EASEMENT I.E.E. = INGRESS/EGRESS ESMT. L.B.E. LANDSCAPE BUFFER ESMT. L.M.E. = LAKE OR LANDSCAPE MAINTENANCE EASEMENT





EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

REAR ELEVATION PLAN

RESIDENTIAL - COMMERCIAL  
 RENOVATIONS - NEW CONSTRUCTION  
 401 N. PINELLAS AVE.  
 TARPON SPRINGS, FL 34689  
 TEL: 727-944-5120  
 www.chriswilsoncontracting.com  
 CSC 1262182

**WILSON**  
 CONTRACTING, LLC

**1**  
 SHEET #

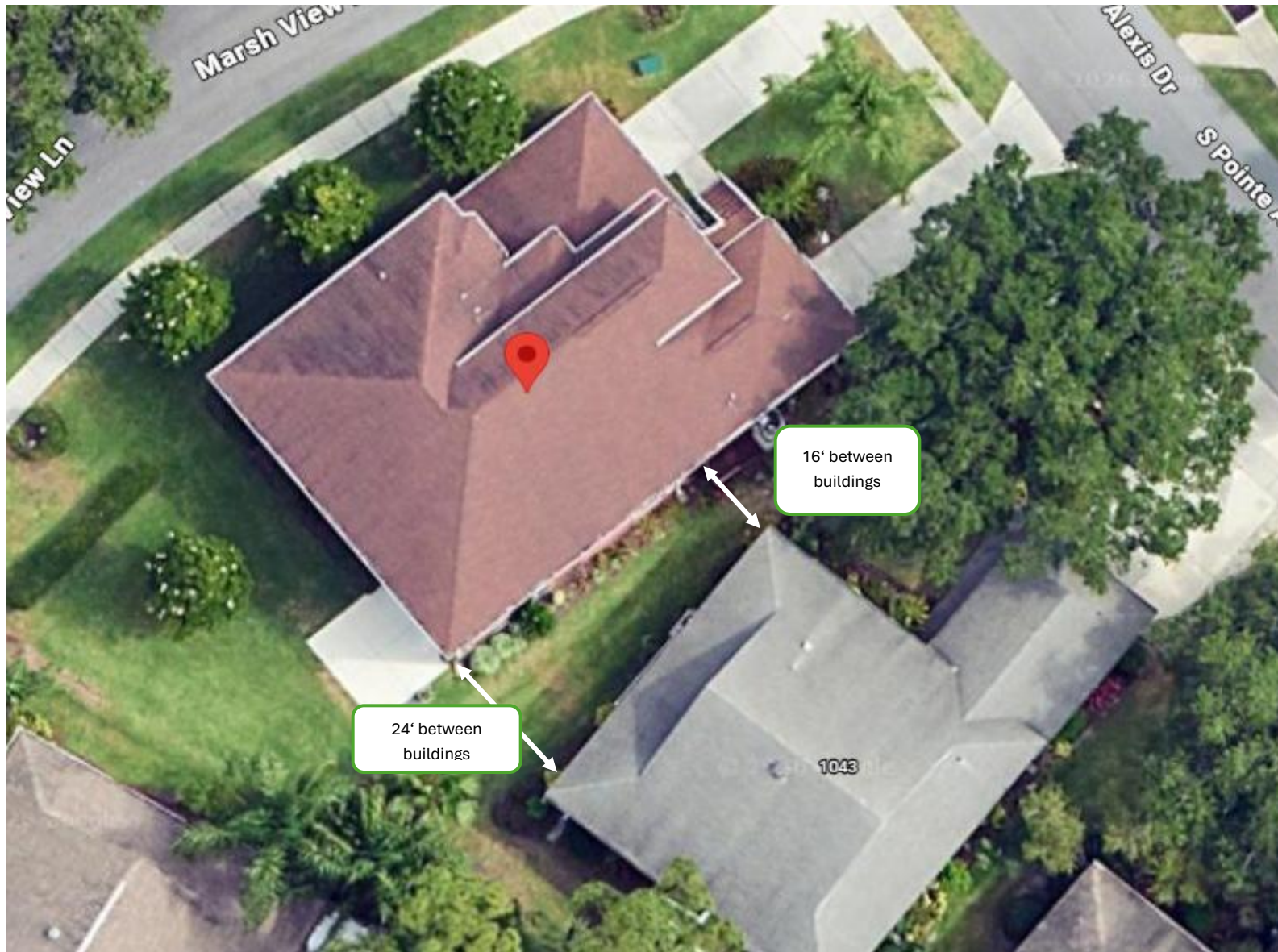
PROJECT: ONEAL DECK  
 CUSTOMER: C. ONEAL

LOCATION: 1045 S. POINTE ALEXIS DR

DRAWN BY: CMW

DATE: 12/08/25

SCALE: N.T.S.

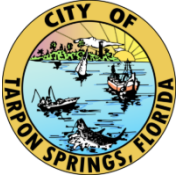


8 Feet









**MINUTES BOARD OF ADJUSTMENT  
CITY OF TARPON SPRINGS, FLORIDA  
APRIL 22, 2026**

THE BOARD OF ADJUSTMENT OF THE CITY OF TARPON SPRINGS, FLORIDA, MET IN BOARD OF ADJUSTMENT IN THE CITY HALL AUDITORIUM/COMMISSION CHAMBERS, 324 E. PINE STREET, ON WEDNESDAY, APRIL 22, 2026 AT 6:30 PM WITH THE FOLLOWING PRESENT:

MEMBER ROBERT WOOD  
MEMBER KARL FUCHS  
CHAIRPERSON TIMOTHY GROSSMAN

ABSENT/EXCUSED: MEMBER JACQUI TURNER  
VICE CHAIRPERSON JOANNE REICH

ALSO PRESENT: ALLIE KEEN, AICP, INTERIM PLANNING DIRECTOR  
ANDREW SALZMAN, BOARD ATTORNEY  
CHLOE SIEGFRIED, BOARD SECRETARY

**1. CALL TO ORDER**

The Chairperson called the meeting to order at 7:02 PM.

**2. ROLL CALL**

The Board Secretary called the roll.

**3. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS**

The Board Attorney read the Quasi-Judicial Announcement and swore in all who wished to testify. He asked if there was any ex parte communication; there was none.

**4. APPLICATION(S)**

**a. #26-17 - Mastriano**

Variance to allow reduced side and rear yard setbacks for the purpose of constructing a shed in the rear yard.

Location: 716 Sunset Drive

Staff:

Mrs. Keen gave background information, referred to the findings-of-fact listed, and indicated that based on the evidence available at the time this report was prepared, staff would recommend approval of the reduction in the required side yard setback to 3 feet, 7 feet less than required, and the rear yard setback to 3 feet, 27 feet less than required, for the purpose of constructing a 258 square foot storage shed.

Applicant:

David Mastriano, 716 Sunset Drive, stated he was the homeowner and available for questions.

**MOTION:** Member Wood

**SECOND:** Member Fuchs

**Vote on Motion** – Upon roll call vote, the motion to approve as follows:

**Yes:** Member Fuchs  
Member Wood  
Chairperson Grossman

**No:** None

**b. #25-100 - The Shops at Meres**

Variance to allow the front building setbacks to exceed the maximum setback allowed for the purpose of constructing new multi-tenant retail buildings.

Location: 1098 S. Pinellas Avenue

Staff:

Mrs. Keen gave background information, referred to the findings-of-fact listed, and indicated that based on the evidence available at the time this report was prepared, staff would recommend denial to allow the front setbacks to exceed the maximum setback allowed for the purpose of constructing a new multi-tenant retail building. The applicant is requesting a primary frontage (Pinellas Ave) setback of 88 feet, 78 feet greater than the maximum setback, and a secondary frontage (Meres Blvd) setback of 77 feet, 62 feet greater than the maximum setback.

Applicant:

J. D. Alsabbagh, 8370 W. Hillsborough Ave Ste 205, commended staff on presentation and provided additional presentation regarding his application. He answered board questions.

**MOTION:** Member Wood

**SECOND:** Chairperson Grossman

**Vote on Motion** – Upon roll call vote, the motion to deny as follows:

**Yes:** Member Wood  
Chairperson Grossman

**No:** Member Fuchs

**4. BOARD AND STAFF COMMENTS**

**5. ADJOURNMENT**

Chairperson adjourned the meeting at 08:35 PM.

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Chairperson

**\*Secretary's Note:** The preceding are action minutes and are not the official meeting record.



**MINUTES BOARD OF ADJUSTMENT  
CITY OF TARPON SPRINGS, FLORIDA  
MAY 27, 2026**

THE BOARD OF ADJUSTMENT OF THE CITY OF TARPON SPRINGS, FLORIDA, MET IN BOARD OF ADJUSTMENT IN THE CITY HALL AUDITORIUM/COMMISSION CHAMBERS, 324 E. PINE STREET, ON WEDNESDAY, MAY 27, 2026 AT 6:30 PM WITH THE FOLLOWING PRESENT:

MEMBER ROBERT WOOD  
MEMBER JACQUI TURNER  
MEMBER KARL FUCHS  
CHAIRPERSON TIMOTHY GROSSMAN

ABSENT/EXCUSED: VICE CHAIRPERSON JOANNE REICH

ALSO PRESENT: ALLIE KEEN, AICP, INTERIM PLANNING DIRECTOR  
ANDREW SALZMAN, BOARD ATTORNEY  
CHLOE SIEGFRIED, BOARD SECRETARY

**1. CALL TO ORDER**

The Chairperson called the meeting to order at 6:30pm.

**2. ROLL CALL**

The Board Secretary called the roll.

**3. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS**

The Board Attorney read the Quasi-Judicial Announcement and swore in all who wished to testify. He asked if there was any ex parte communication; Member Turner noted that she lives on Chesapeake but can make a fair determination on the application. Board Attorney stated we can proceed.

**4. APPLICATION(S)**

a. **#26-19 - Hanks** - Variance to reduce the rear yard setback for a new detached garage with accessory dwelling unit - 226 N Grosse Ave

Staff:

Mrs. Keen gave background information, referred to the findings-of-fact listed, and indicated that based on the evidence available at the time this report was prepared, staff would recommend approval of the reduction in the required rear yard setback to 5 feet, 15 feet less than required, for the purpose of constructing a 600 square foot detached garage/accessory dwelling unit on the subject property.

Applicant:

Daniel Edgell, 123 E Tarpon Ave, noted that he is the architect that generated the packet with no additional information to provide.

**MOTION:** Member Turner

**SECOND:** Member Fuchs

to approve Application 26.19.

**Vote on Motion** – Upon roll call vote, the motion Passed as follows:

**Yes:** Member Fuchs  
Member Wood  
Member Turner  
Chairperson Grossman

**No:** None

b. **#26-20 - Yovich** - Variance to reduce the side yard setback for the purpose of enclosing a second-story deck - 1514 Riverside Dr

Staff:

Mrs. Keen gave background information, referred to the findings-of-fact listed, and indicated that based on the evidence available at the time this report was prepared, staff would recommend approval to reduce the side yard setback for the purpose of enclosing a second-story deck.

**MOTION:** Member Fuchs

**SECOND:** Member Turner

to approve Application 26.20.

**Vote on Motion** – Upon roll call vote, the motion Passed as follows:

**Yes:** Member Fuchs

Member Wood

Member Turner

Chairperson Grossman

**No:** None

c. **#26-21 - Leppla** - Variance to reduce side yard setbacks for the purpose of constructing a new single family home - 739 Chesapeake Dr

Staff:

Mrs. Keen gave background information, referred to the findings-of-fact listed, and indicated based on the evidence available at the time this report was prepared, staff would recommend approval of the reduction in the side yard setbacks for the purpose of constructing a new single family home.

Applicant:

Frances Leppla, 739 Chesapeake Dr, noted that it is a dream for them to be able to live and develop on this property. Current home is in severe disrepair and they would like to increase the surrounding value along with the build. Mrs. Leppla stated she has had a survey done three times to reach a solution with the surrounding neighbors. She stated they would be keeping the home footprint.

Public:

Craig Lunt, 743 Chesapeake Dr, noted that there is currently a property line dispute. He tried to submit evidence at the hearing but was told it would be received by Mrs. Keen.

Carol Mickett, 735 Chesapeake Dr, does not have an issue with the variance but wants the permit issued from the property line not from the fence line.

**MOTION:** Member Fuchs

**SECOND:** Member Wood

to approve Application 26.21.

**Vote on Motion** – Upon roll call vote, the motion Passed as follows:

**Yes:** Member Fuchs

Member Wood

Member Turner

Chairperson Grossman

**No:** None

## 5. APPROVAL OF MINUTES

**MOTION:** Member Turner

**SECOND:** Member Wood

to approve minutes from November 19, 2025, December 17, 2025 and March 15, 2026 as presented.

**Vote on Motion** – Upon roll call vote, the motion passed as follows:

**Yes:** Member Fuchs  
Member Wood  
Member Turner  
Chairperson Grossman

**No:** None

- a. November 19, 2025 - Minutes for Approval
- b. December 17, 2025 - Minutes for Approval
- c. March 25, 2026 - Minutes for Approval

## **6. BOARD AND STAFF COMMENTS**

## **7. ADJOURNMENT**

Chairperson adjourned the meeting at 07:23 PM.

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Chairperson

**\*Secretary's Note:** The preceding are action minutes and are not the official meeting record.